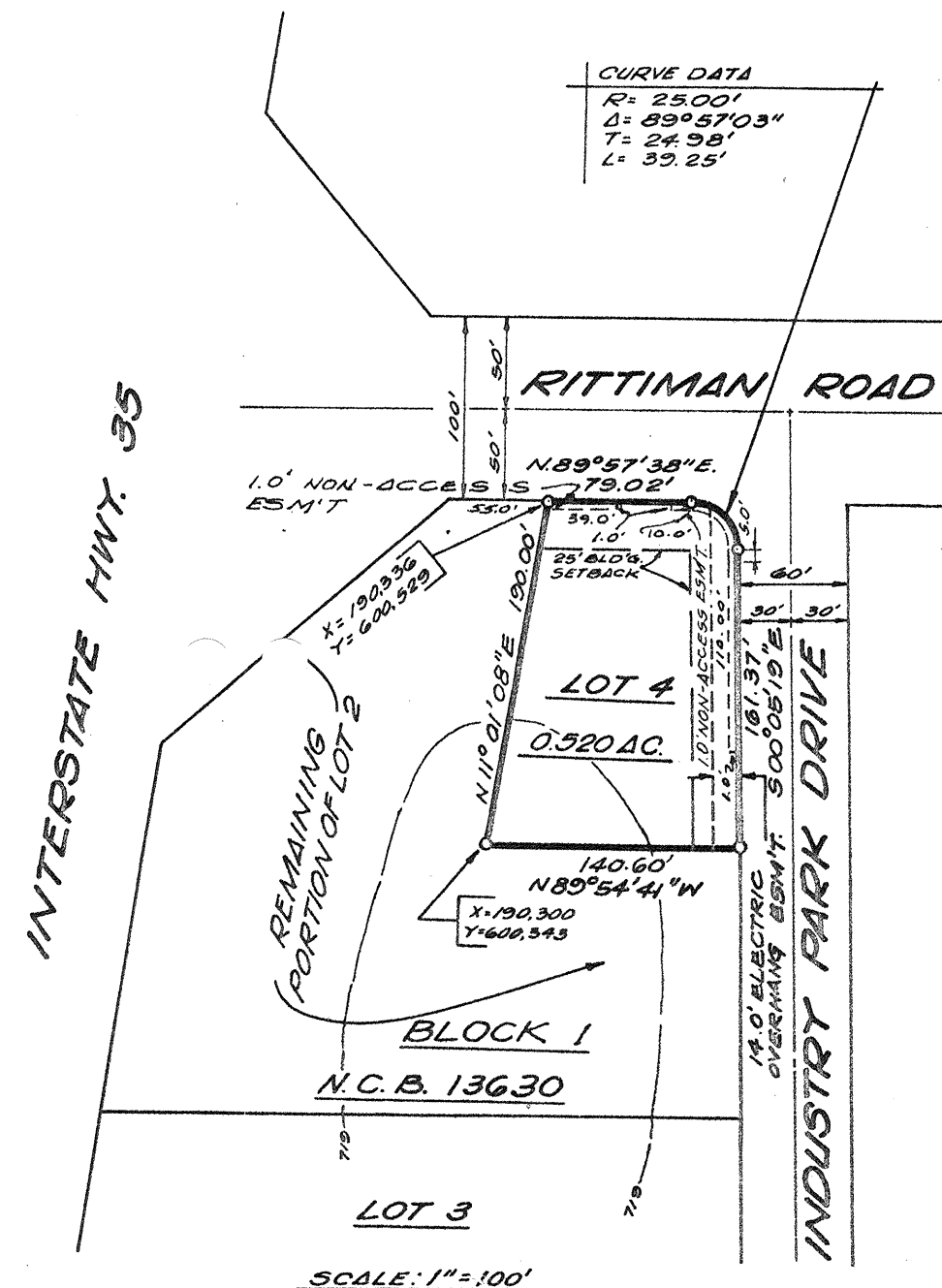
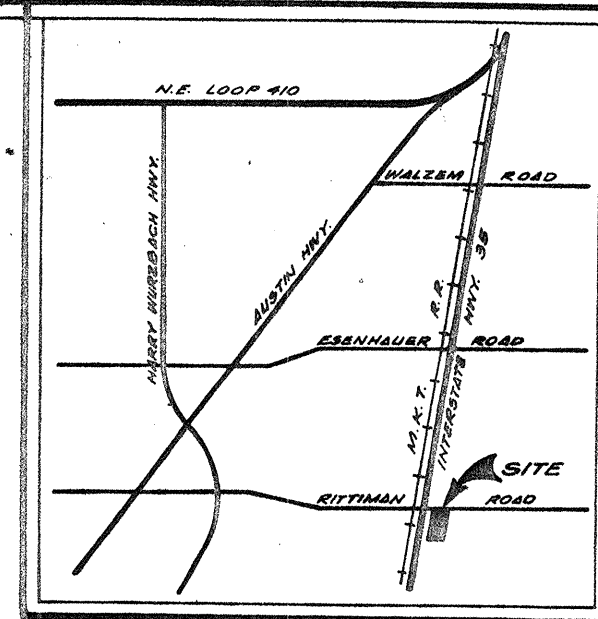
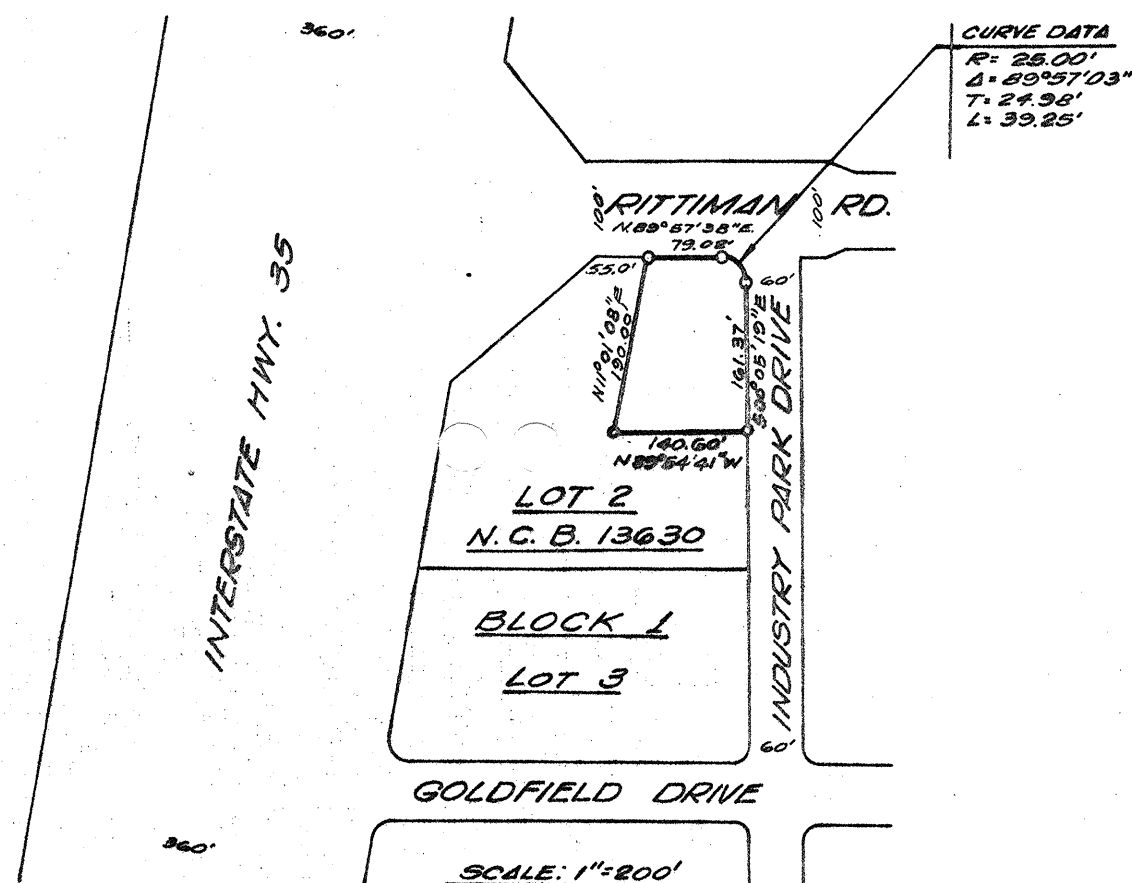


906794

FILED IN MY OFFICE  
ROBERT D. GREEN  
COUNTY CLERK, BEXAR CO.

1978 JUN 1 PM 12 15

Pape-Dawson



PAPE-DAWSON ENGINEERS

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

*Jose R. Pape*  
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 1 DAY OF JANUARY  
A.D., 19 78

*Jesus F. Pacheco*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT  
IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*W. L. Strackman*  
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W. L. STRACKMAN, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10 DAY OF JANUARY  
A.D. 19 78

*Jesus F. Pacheco*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over greater's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereof. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground vibration alterations shall be charged to the person or persons deemed responsible for said grade changes or ground vibration alterations.

STATE OF TEXAS  
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DECLARES A PORTION OF LOT 2, BLOCK 1, N.C.B. 13630, GREAT SOUTH TEXAS INDUSTRIAL PARK, UNIT-1, TO BE VACATED AND ESTABLISHES THE AREA VACATED AS LOT 4, BLOCK 1, N.C.B. 13630, GREAT SOUTH TEXAS INDUSTRIAL PARK, UNIT-1.

THIS PLAT OF GREAT SOUTH TEXAS INDUSTRIAL PARK UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 10 DAY OF APRIL A.D., 19 78

BY: *Margaret H. Thompson*  
CHAIRMAN

BY: *Robert B. Blum*  
SECRETARY

Filed for record 1 June A.D., 19 78 at 12:15 o'clock P. M.  
Recorded & Indexed 16 June A.D., 19 78 at 8:55 o'clock A. M.

ROBERT D. GREEN  
County Clerk, Bexar County, Texas

By *Yuma Schenck* Deputy

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE 10 DAY OF JANUARY A.D. 19 78

*Jose R. Pape*  
REGISTERED PROFESSIONAL ENGINEER  
OR  
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 10 DAY OF JANUARY  
A.D. 19 78

*Jesus F. Pacheco*  
NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 10 DAY OF JANUARY A.D. 19 78 AT 12:15 M. AND DULY RECORDED THE 10 DAY OF JANUARY A.D. 19 78 AT 12:15 M. IN THE RECORDS OF

OF SAID COUNTY, IN BOOK VOLUME 8200 ON PAGE 83

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 10 DAY OF JANUARY A.D. 19 78

COUNTY CLERK, BEXAR COUNTY, TEXAS

906794

JUN 1 1978

VOL 8200

83

VRP# 02-04-082

file ✓



City of San Antonio  
New  
**Vested Rights Permit**  
**APPLICATION**

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 APR 15 AM 7:24

Permit File: # URP 02-04-082

Assigned by city staff

Date: 4/12/02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents ( i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit ).

**Note: All Applications must have a Site Map showing the Area Boundary (Attached).**

1. Owner/ Agent Earl & Brown, P.C. on behalf of Sneckner & Associates, Inc.
2. Address: 111 Soledad, Suite 1111
3. Zip: 78205 Telephone # (210) 222-1500
4. Site location or address 4606 Rittiman Road, San Antonio, TX
5. Council District 2 ETJ NO Over Edward's Aquifer Recharge ( ) yes (x) no

● **MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)\***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_ MDP Size: \_\_\_\_\_ acres

● **P.U.D. PLAN**

Name: \_\_\_\_\_ # \_\_\_\_\_

Date accepted: \_\_\_\_\_

● **Plat Application**

Plat Name: \_\_\_\_\_ Plat # \_\_\_\_\_ Acreage: \_\_\_\_\_

Date submitted: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

(Note: Plat must be approved within 18 months of application submittal date).

August 17, 2001

• **Approved Plat** Resubdivision Plat of a portion  
Plat Name: of Great South Texas Industrial Park Plat # N/A Acreage: .520 Approval  
Date: 4/12/78 Plat recording Date: 6/1/78 Expiration Date: N/A Vol./Pg. 8200/83

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**  
Type of Permit: \_\_\_\_\_ Date issued: \_\_\_\_\_ Expiration Date: \_\_\_\_\_

Acreage: \_\_\_\_\_

(Note: Two maps of the area must be provided)

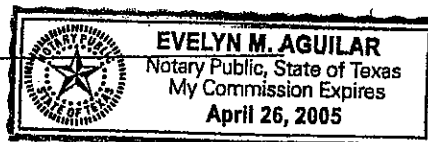
**NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.**

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Habib H. Erkan, Jr. Signature: [Signature] Date: 4/12/02

Sworn to and subscribed before me by on this 12<sup>th</sup> day of April 2002, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires:



City of San Antonio use

☒ **Approved**

For platted area  
(address not on plat)  
Vested June 1, 1978

☐ **Disapproved**

Review By: [Signature]  
Assistant City Attorney

Date: 4-23-02

August 17, 2001

02-04-082



Bank One, NA  
Dallas, Texas 75201  
www.bankone.com

EARL & BROWN P.C.  
A PROFESSIONAL CORPORATION  
111 SOLEDAD, SUITE 1111 210-222-1500  
SAN ANTONIO, TX 78205

1899

PAY  
TO THE  
ORDER OF

DATE

4/12/02

32-61  
27053  
1110

\$ 160.00

DOLLARS



Security Features  
Printed in Black


THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

⑈001899⑈ ⑆111000614⑆ ⑈1555599880⑈

*[Signature]*

MP

April 10, 2002

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 APR 15 2002

Mr. Mike Herrera  
Planning Department  
City of San Antonio  
114 W. Commerce, 3<sup>rd</sup> Floor  
San Antonio, TX 78205

**Via Hand-Delivery**

Mr. Tom Shute  
Office of the City Attorney  
City of San Antonio  
100 Military Plaza, 3<sup>rd</sup> Floor  
San Antonio, TX 78205

**Via Hand-Delivery**

Re: Vested Rights for .520 Acre Lot Located at 4606 Rittiman Road

Dear Messrs.:

On behalf of our client, Sneckner & Associates, Inc., please accept this application for recognition of vested rights for an approximately .520 acre tract of land located at 4606 Rittiman Road, San Antonio, Texas.

This request is made pursuant to the provisions of the City of San Antonio's Unified Development Code Chapter 35, Article 7, Division 2, entitled "Vested Rights." Pursuant to Section 35-111(b)(2) thereof and applicable provisions of the Texas Local Government Code, Chapter 245, I am submitting to you a copy of the replat of the lot filed in Bexar County Real Property records on June 1, 1978.

The aforementioned replat created the subject lot, which is legally described as NCB 13630, Block 1, Lot 4. This subdivision occurred in order for my client to build a restaurant on the aforementioned lot. This plat shows a 1' non-access easement along a portion of the lot's frontage facing Rittiman Road and a portion facing Industrial Park Drive. However, on both the Rittiman Road and Industrial Park Drive frontage there is an approximately 30' gap in the 1' non-access easements. This was done pursuant to the Planning Department's custom in the late 70's of identifying the exact driveway locations through the use as non-access easements. Pursuant to the layout on the plat, my client installed ingress/egress driveways on Rittiman Road and Industrial Park Drive.

I mention this, because my client is in negotiations with Jack in the Box restaurant for the sale of this lot. Jack in the Box intends to replace the existing restaurant with a new building. When representatives from Jack in the Box initially made an inquiry with the Public Works Streets Division they were told that there was a non-access easement across the entire frontage of Rittiman Road which prohibited ingress/egress. I have discussed this matter with Todd Sang and David De La Garza in the Public Works Department and upon closer inspection of the plat, both gentlemen agreed that the non-access easement did not cover the entirety of the Rittiman Road frontage and that the plat allowed for 30' of access onto Rittiman Road.

Mr. Mike Herrera  
Mr. Tom Shute  
April 10, 2002  
Page 2

Consequently, one of the reasons that my client has asked our firm to secure this vested rights permit is to obtain verification from the City of San Antonio that this plat vest the property with the ingress/egress locations shown thereon. The property's purchaser intends to secure building permits, in reliance on this vested rights permit, with the assurance that they will not be told that they have to close either of the existing driveways (one on Rittiman Road and one on Industrial Park Drive) as a condition of the issuance of a permit.

My examination of the subject plat has led me to conclude that this property has vested rights that were effective on June 1, 1978. I am confident after you have had an opportunity to review the plat, you will concur. Included herewith please find the following:

1. A check for \$160.00 to cover the costs of processing this application;
2. Two (2) copies of the vested rights permit application;
3. Two (2) copies of replat of portion of Great South Texas Industrial Park Unit 1 recorded June 1, 1978.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely yours,  
EARL & BROWN, P.C.

By: 

Habib H. Erkan, Jr.

f:4041.005/herrerashute ltr.doc  
Enclosures

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 APR 15 AM 7:24